



Public Notice

U.S. Army Corps of Engineers, Norfolk District

March 30, 2007

CENAO-REG
07-V0673/NAO-2007-1422

FEDERAL PUBLIC NOTICE

The District Commander has received a joint application for Federal and State permits as described below:

APPLICANT

Lincoln Property Company Southwest
Attn: Mr. Chris Garland
1155 Herndon Parkway
Herndon, Virginia 20170

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project site contains an unnamed tributary to Dead Run and is located west of Centreville Road (Route 657) and north of Wall Road (Route 645) in Fairfax County, Virginia.

PROPOSED WORK AND PURPOSE: The applicant proposes to construct EDS/Lincoln Property on an approximately 80-acre site. The development will consist of a mixed-use town center that will include office, retail and residential buildings, a 17-acre park facility with athletic fields, and associated infrastructure. The project will permanently impact approximately 0.73 acre of palustrine forested wetlands (PFO), 0.47 acre of palustrine emergent wetlands (PEM), and 192 linear feet of stream. The applicant proposes to purchase wetland and stream mitigation credits offsite to compensate for the wetland and stream impacts associated with this project.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated. Project drawings are attached.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the

people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act).

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Commander within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Commander will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) based on review of the Virginia Department of Historic Resources' Data Sharing System, an archaeological site and architectural sites not considered eligible or potentially eligible for listing on the National Register of Historic Places are located within the project area. No additional archeological work was recommended as a part of a Phase I survey report. The project will have no effect on historic properties. Additional information might change any of these findings.

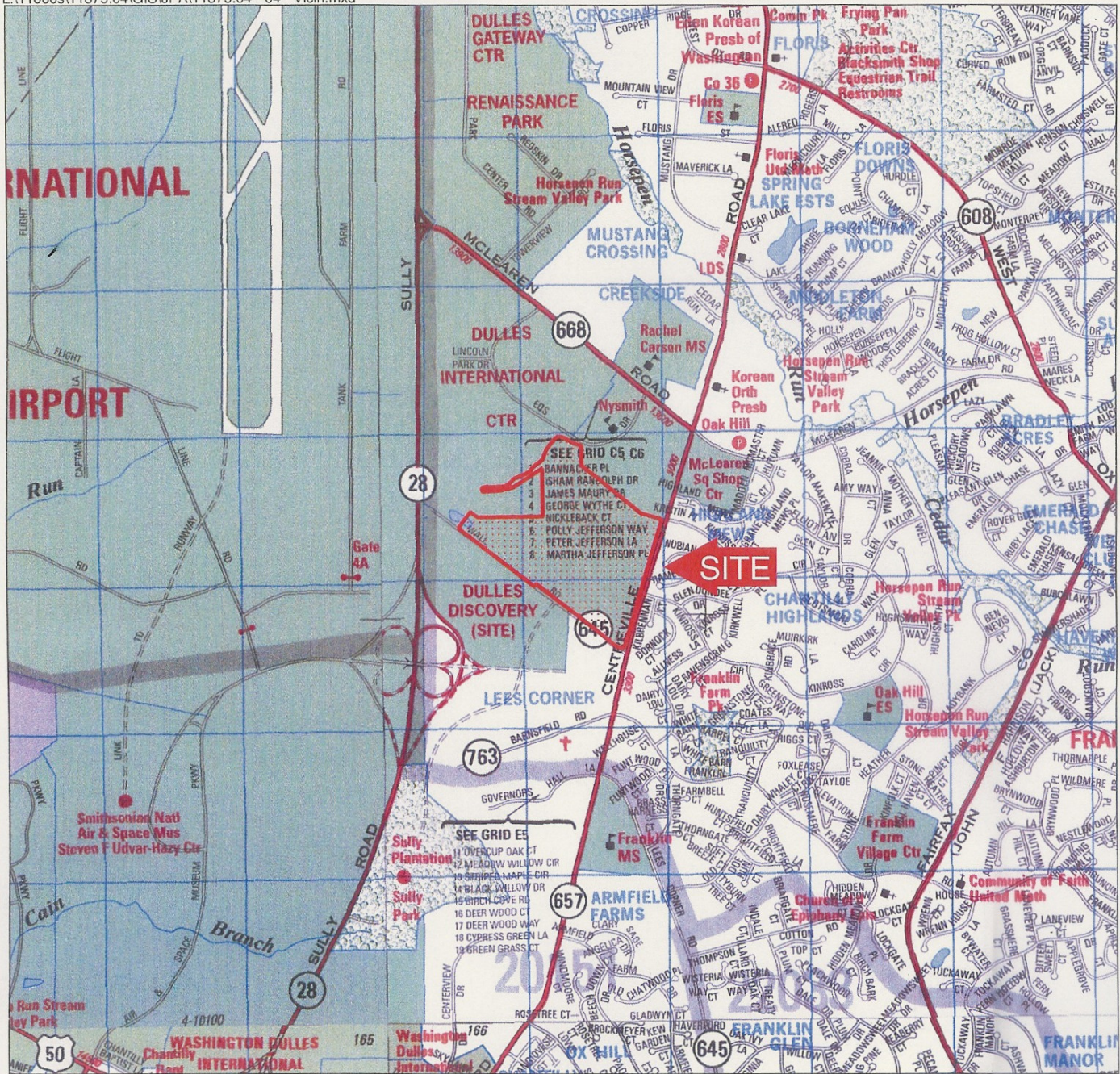
COMMENT PERIOD: Comments on this project should be made in writing, addressed to the Norfolk District, Corps of Engineers (ATTN: CENAO-REG), 18139 Triangle Shopping Center, Suite 213, Dumfries, Virginia 22026 and should be received by the close of business on **April 30, 2007**.

If you have any questions about this project or the permit process, please call: Ms. Theresita Crockett-Augustine at 703-221-9736.

FOR THE DISTRICT COMMANDER:

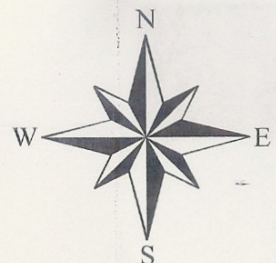
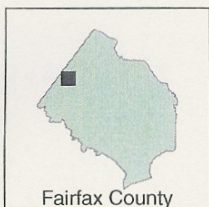
Keith B. Lockwood
Chief, Northern Virginia
Regulatory Section

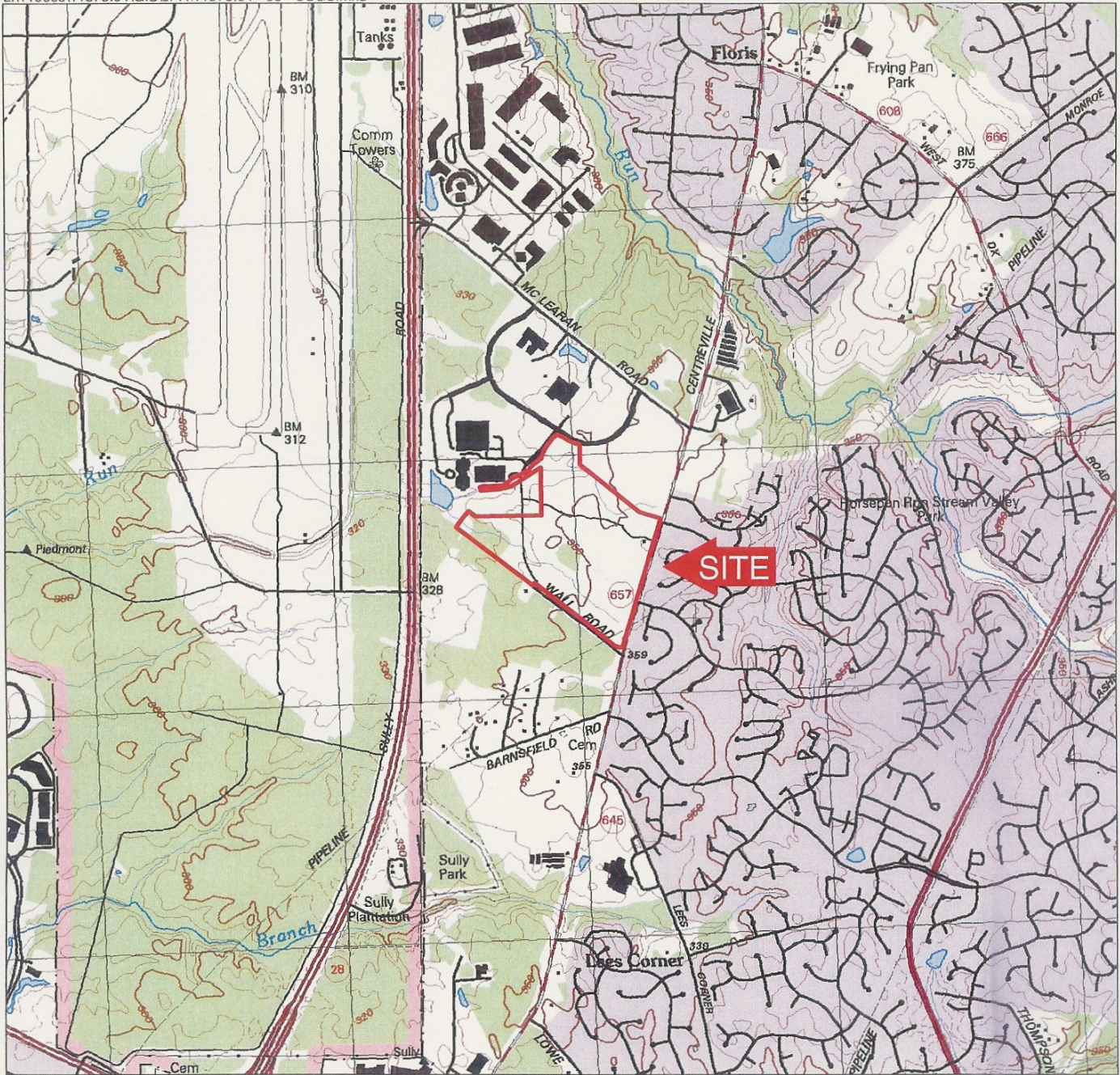
Attachment: Drawings



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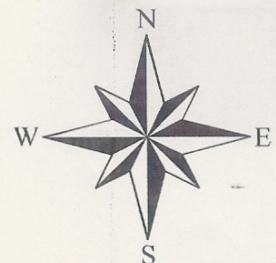
Vicinity Map
EDS/Lincoln Property
WSSI #11875.04
Scale: 1" = 2000'

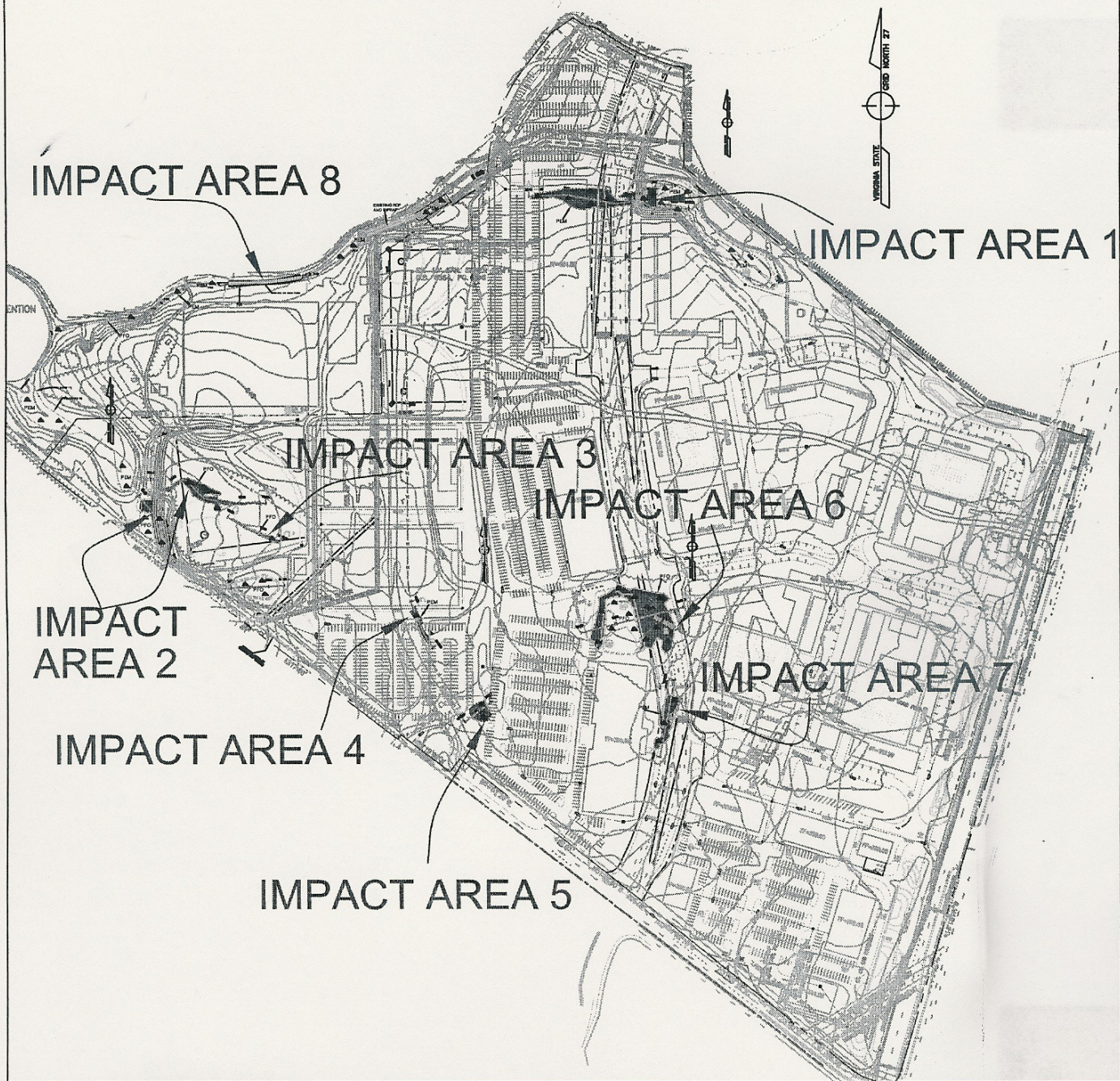




USGS Quad Map
Herndon, VA 1994
EDS/Lincoln Property
WSSI #11875.04
Scale: 1" = 2000'

Latitude: 38°55'10" N
Longitude: 77°25'20" W
Hydrologic Unit Code (HUC): 02070010
Stream Class: III
Name of Watershed: Unnamed Tributaries to Dead Run





William H. Gordon Associates, Inc.
ENGINEERS SURVEYORS LAND PLANNERS LANDSCAPE ARCHITECTS
4501 Daly Drive, Chantilly, Virginia 20151
(703) 263-1900

PLAN A

PROPOSED WETLAND
OVERALL IMPACT AREA

SCALE : 1"= 400'

PROPOSED IMPROVEMENTS TO
EDS/LINCOLN PROPERTY
FAIRFAX COUNTY, VA

SHEET 3 of 18